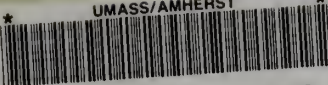


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MH ZONING IN MASSACHUSETTS



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MH ZONING IN MASSACHUSETTS

A Report

Massachusetts Mobile Homes Commission
September, 1986

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- Local officials throughout the Commonwealth, who provided the basic information on MH zoning status.
- Mobile Homes Commissioners, including Irene Burgess, Barbara Burnham, Frank Gotta, Theodore Kellogg, Thomas E. Nutt-Powell and Edward Whiediger.
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INTRODUCTION

Manufactured housing is a generic term describing residential structures constructed all or in part at a manufacturing plant. There are a number of types of manufactured housing, identified by the degree of in-plant completion. The generally recognized types of manufactured housing include:

- Pre-cut.
- Panelized (open or closed).
- Modular.

In Massachusetts, manufactured housing is built to the State Building Code. However, one type of manufactured housing is built to a preemptive Federal set of Manufactured Housing Construction and Safety Standards, which became effective in 1976. These standards are administered by the U.S. Department of Housing and Urban Development (HUD). They are known as the *HUD code*. This type of modular manufactured housing has evolved from the mobile home. By Federal law such housing is called a *manufactured home*. As used here *MH* refers to housing built to the HUD code, and to its predecessor structures.

Purpose

The purpose of this report is to show how MHs are treated in zoning regulation in Massachusetts. The information used in the report was gathered by mail survey in the summer of 1984. This survey was sent to each town and city in the Commonwealth. The survey presented information gathered in a 1978 survey and requested an update or correction of that information. Follow-up letters were sent to those municipalities which had not replied. Finally, telephone contact was made with non-responding communities, and with those communities for which clarification was needed. Information was obtained from 337 of the 351 towns and cities.

A companion publication, **Mobile Home Parks in Massachusetts: A Directory**, published by EOCD in August, 1984, identifies MH parks by location and number of permitted spaces. 97 municipalities host 227 MH parks for a total of 15,549 spaces.

Approach

Localities in Massachusetts are enabled, under The Zoning Act, to regulate the use of MHs. This results in a variety of regulatory practices. For the purposes of this study, it was necessary to develop a framework from which to evaluate regulatory practices. This framework includes the following considerations:

- Definition of MHs.
- Methods of regulation.
- District zoning.
- Parcel and structure controls.

Definition of MHs

MHs are defined by local zoning by-laws or ordinances in a variety of ways. The styles of the bylaws/ordinances are quite varied. An individual bylaw/ordinance may define a MH in the following ways:

Direct definition. MHs may be directly defined as a trailers, mobile homes, or single family dwellings.

Implied as trailer. MHs may not be directly defined. However, regulations specific to trailers are considered to be inclusive of MHs.

Implied as single family dwelling. In bylaws/ordinances which have no direct definition of MHs and no regulations pertaining to trailers or mobile homes, MHs may satisfy the criteria for a single family dwelling. This leads to the interpretation of the MH as a single family detached dwelling.

Undefined, implied exclusion. Bylaws/ordinances which do not define MHs, have no regulations pertaining to trailers or mobile homes, and define single family detached dwellings in ways which do not include MHs leave them as undefined. The bylaws/ordinances are interpreted as prohibiting MH use.

Methods of Regulation

There are basically two categories of residential MH use--on individual lots, or in MH parks. MHs on individual lots are like other forms of detached single family housing in that the structure is on a lot owned by the resident. In this case, the MH is classified as real property. MHs in parks are defined as personal property. Residents own their MHs but pay rent to the park owner for land and services.

MHs may be allowed as a matter of **right**, or by **special permit** only. The special permit process enables the permitting body to evaluate the proposed use in a more discretionary manner. Finally, some communities may allow MHs as **replacement only** for existing MHs. For the purpose of this study, this type of restriction is considered an exclusion of new MHs.

District Zoning

Several zoning district classifications are identified including residential, rural-agricultural, commercial-business, and industrial. These districts are not common to all localities; individual localities may define zoning districts at their own discretion. However, these four classifications are fairly good descriptions of the range of existing land uses. For the purposes of this study they are used in the effort of obtaining a coherent picture of districts in which MHs are permitted.

Parcel and Structure Controls

Several special controls may be placed on MH use. Among these are:

- Appearance - regarding compatibility.
- Dimensions - of the unit, by footprint or liveable space.
- Siting - as to setbacks, buffers, and so on.
- Type - as to single or multi-sectional.
- Lot Size - as to gross lot size and or configuration.

Report Structure

The balance of this report presents the findings of the study of MH zoning treatment. The information is presented first for the Commonwealth as a whole, then for regions. For each, information is presented in both map and tabular form. Data on MH parks and MH individual lot treatment is presented separately.

FINDINGS

Statewide Perspective on MH Zoning Regulation

Number of Localities=351

MHs in Parks

	Number:	Percent:
Allowed		
--by right	17	4.8
--by special permit	58	16.5
Excluded	262	74.6
No Information	14	4.0

Map 1 is a graphic display of these results.

MHs on Lots

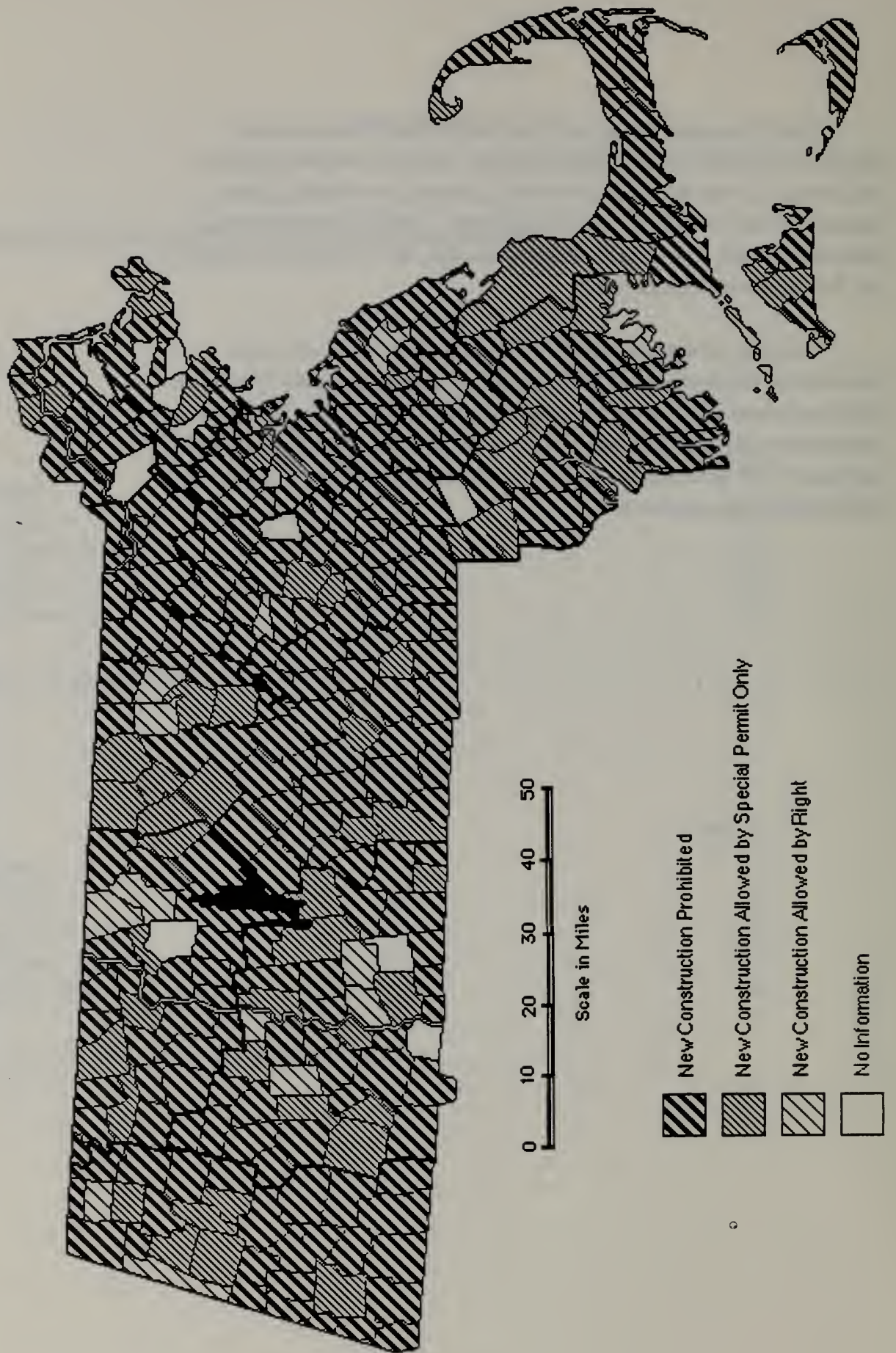
	Number:	Percent:
Allowed		
--by right	27	7.7
--by special permit	39	11.1
Excluded	271	77.2
No Information	14	4.0

Map 2 is a graphic display of these results.

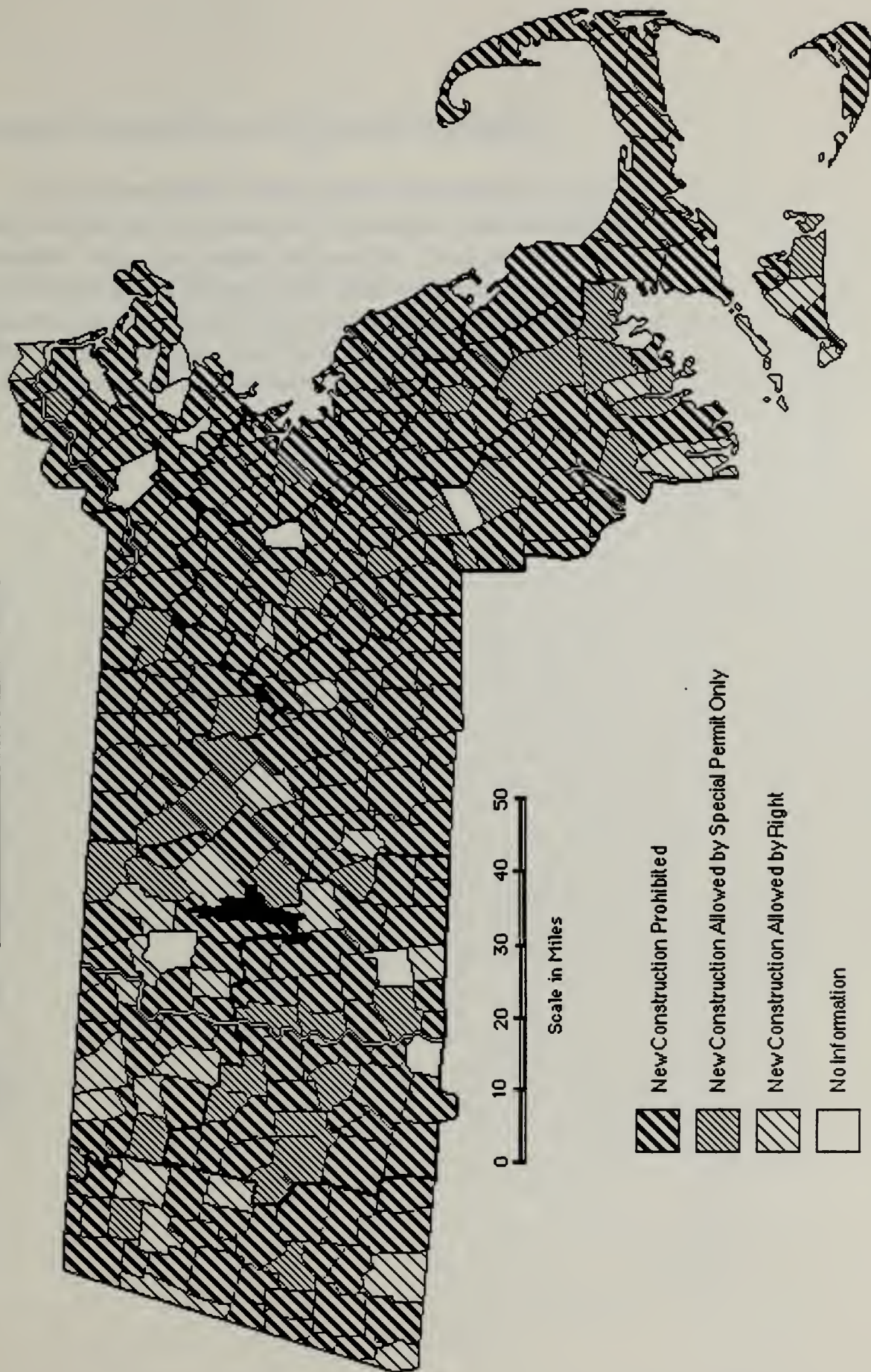
Nearly three quarters of the cities and towns of Massachusetts prohibit new development of MHs in parks. More than three quarters of the cities and towns which do allow new construction of MHs in parks require a special permit for such development. Among the regions most permissive of this type of MH are Montachusett, the Lower Pioneer Valley, and Southeastern Massachusetts.

A slightly greater proportion of Massachusetts cities and towns prohibit new development of MHs on lots. However, over two fifths of the cities and towns which do allow new construction of MHs on lots allow such development as a matter of right. Among the regions most permissive of this type of MH are Franklin, Montachusett, the Lower Pioneer Valley, and Southeastern Massachusetts.

MAP 1: Restriction of MHs in Parks



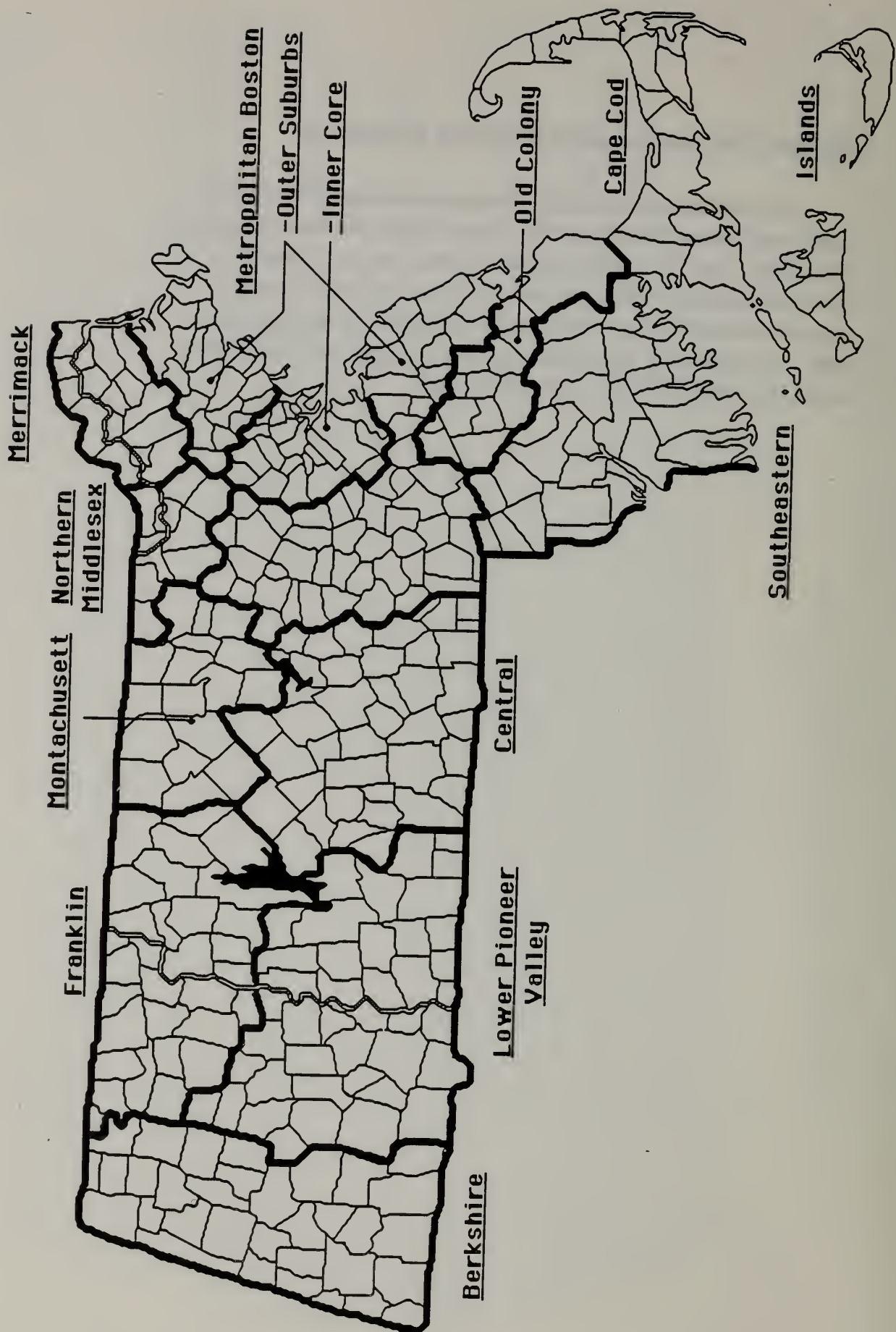
MAP 2: Restriction of MHs on Lots



Regional Perspective on MH Zoning Regulation

The local regulation of MHs varies substantially with respect to location within the Commonwealth. Massachusetts has been divided into 13 regions. Map 3 is a graphic display of the 13 regions. Map 4 is a town-labelled map of Massachusetts, added for clarity. Each region supports a distinct character which is often reflected in the regulation of MHs. Accompanying the graphical and tabular display of each region's results is a complete listing of the survey data.

MAP 3: Map of Massachusetts by Region







Berkshire Region: Restriction of MHs in Parks

The Berkshire region is beautiful in scenery and rich in unspoiled environmental resources. The Berkshires have managed to maintain environmental quality by avoiding rapid, sprawling growth. The region's economy is based upon manufacturing and tourism

One of the region's central cities, North Adams, allows the construction of new MHs in parks by right, while another, Pittsfield, allows construction by special permit only. In general, the region excludes the construction of new MHs in parks.

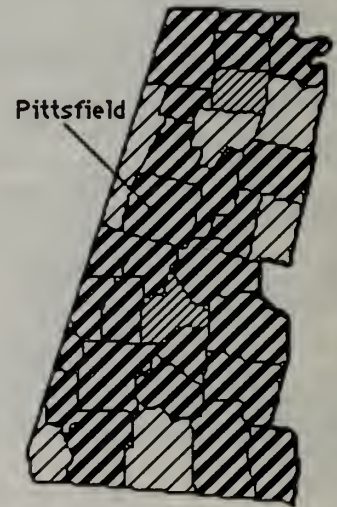






	New construction excluded	24
	New construction by permit only	6
	New construction by right	2
	No Information	0

Berkshire Region: Restriction of MHs in Parks							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Adams	Special Permit	Residential	N	N	N	N	Y
Alford	N						
Becket	N						
Cheshire	N		N	N	N	N	N
Clarksburg	N						
Dalton	Special Permit	Residential					
Egremont	N						
Florida	N						
Great Barrington	Special Permit	R-A-C-I	Y	Y	Y	Y	Y
Hancock	Y	No Information	N	N	N	N	N
Hinsdale	Special Permit	Res. & Agric.	N	N	Y	N	Y
Lanesborough	Special Permit	Residential					
Lee	N						
Lenox	Replacement Only	Commercial					
Mount Washington	N						
New Ashford	N						
New Marlborough	N						
North Adams	Y	No Information	N	Y	Y	N	Y
Otis	N						
Peru	N						
Pittsfield	Special Permit	Residential	N	N	N	N	Y
Richmond	N						
Sandisfield	N						
Savoy	N						
Sheffield	N						
Stockbridge	N						
Tolland	N						
Tyringham	N						
Washington	N						
West Stockbridge	N						
Williamstown	N						
Windsor	Special Permit	Res. & Agric.	N	N	Y	N	Y

Berkshire Region: Restriction of MHs on Lots

Although the Berkshire region's largest cities, North Adams and Pittsfield, exclude the construction of MHs on lots, the region as a whole is more permissive of this type of MH. The restriction of MHs on lots in the major cities may be seen as an expression of the desire to channel moderate growth into specific areas, thus preserving the region's environmental qualities.



	New construction excluded	24
	New construction by permit only	2
	New construction by right	6
	No Information	0





Berkshire Region: Restriction of MHs on Lots

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Adams	Special Permit	Residential	N	N	N	N	N
Alford	N						
Becket	N	Residential	N	N	N	N	N
Cheshire	Y	Agricultural	N	N	N	N	Y
Clarksburg	Replacement Only						
Dalton	N						
Egremont	N						
Florida	N						
Great Barrington	N		N	N	N	N	N
Hancock	Y	No Information	N	N	N	N	N
Hinsdale	Replacement Only						
Lanesborough	Special Permit	Residential	N	N	N	N	N
Lee	N						
Lenox	N						
Mount Washington	Y	Residential	N	N	N	N	Y
New Ashford	N						
New Marlborough	Y	Residential	N	N	N	N	Y
North Adams	N						
Otis	N						
Peru	Y	Res. & Agric.	N	Y	N	N	Y
Pittsfield	N						
Richmond	N						
Sandisfield	Replacement Only						
Savoy	Y	No Information	N	N	N	N	Y
Sheffield	N						
Stockbridge	N						
Tolland	Replacement Only						
Tyringham	N						
Washington	Replacement Only						
West Stockbridge	N						
Williamstown	N						
Windsor	N						

Cape Cod: Restriction of MHs in Parks

Cape Cod has seen the rapid growth of seasonal development. The regional consensus is to control seasonal growth in a way that preserves the natural environment and character of villages. In response, only two towns--Bourne and Provincetown--allow the new construction of MHs in parks.

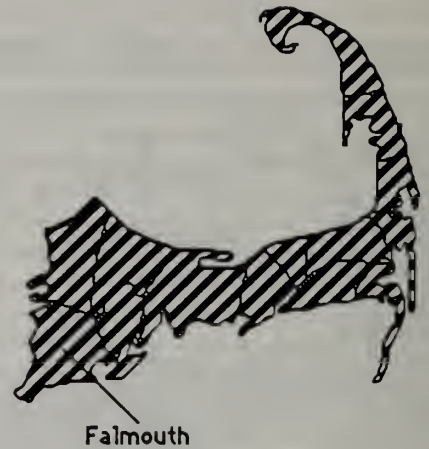






	New construction excluded	13
	New construction by permit only	2
	New construction by right	0
	No Information	0

		Cape Cod: Restriction of MHs in Parks					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Barnstable	N						
Bourne	Special Permit	Res. & Agric.	N	N	N	N	N
Brewster	N						
Chatham	Replacement Only						
Dennis	N						
Eastham	N						
Falmouth	N						
Harwich	N						
Mashpee	N						
Orleans	N						
Provincetown	Special Permit	Commercial	N	N	N	N	Y
Sandwich	N						
Truro	N						
Wellfleet	N						
Yarmouth	N						

Cape Cod: Restriction of MHs on Lots

The response regarding MHs on lots has been to exclude their use altogether.



	New construction excluded	15
	New construction by permit only	0
	New construction by right	0
	No Information	0





Cape Cod: Restriction of MHs on Lots							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Barnstable	N						
Bourne	N						
Brewster	N						
Chatham	Replacement Only						
Dennis	N						
Eastham	N						
Falmouth	N						
Harwich	N						
Mashpee	N						
Orleans	N						
Provincetown	N						
Sandwich	N						
Truro	N						
Wellfleet	N						
Yarmouth	N						

Central Massachusetts: Restriction of MHs in Parks

Worcester is the urban core of Central Massachusetts. Greater Worcester has seen rapid growth in recent years due to new highway construction. In contrast, the Blackstone Valley in the southeastern part of the region is an area of depressed mill towns and farms. This area is currently experiencing suburban growth pressure from Boston, Worcester, and Providence.



The local growth strategy emphasizes rehabilitation and building reuse; new construction of MHs in parks is generally prohibited.

	New construction excluded	37
	New construction by permit only	4
	New construction by right	0
	No Information	0





Central Massachusetts: Restriction of MHs in Parks

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Auburn	Special Permit	Commercial	Y	Y	Y	Y	Y
Barre	N						
Berlin	N						
Blackstone	N						
Boylston	N						
Brookfield	Special Permit	No Information	N	N	N	N	N
Charlton	N		N	N	N	N	N
Clinton	Replacement Only	No Information					
Douglas	N						
Dudley	N						
E. Brookfield	N						
Grafton	N						
Hardwick	N						
Holden	N						
Hopedale	N						
Leicester	N						
Mendon	N						
Millbury	N						
Millville	N						
New Braintree	N						
North Bridge	Special Permit	Commercial	N	Y	Y	N	Y
North Brookfield	N						
Northborough	N						
Oakham	N						
Oxford	N						
Paxton	N						
Princeton	N						
Rutland	N						
Shrewsbury	Replacement Only	Residential	N	N	N	N	N
Southbridge	N						
Spencer	N						
Sturbridge	Special Permit	No Information					
Sutton	N						
Upton	N						
Uxbridge	N						
Warren	N						
Webster	N						
West Boylston	N						
West Brookfield	N						
Westborough	N						
Worcester	N						

Central Massachusetts: Restriction of MHs on Lots

Although three of the towns in Central Massachusetts allow the new construction of MHs on lots, the regional consensus is to prohibit their use.



	New construction excluded	35
	New construction by permit only	3
	New construction by right	3
	No Information	0

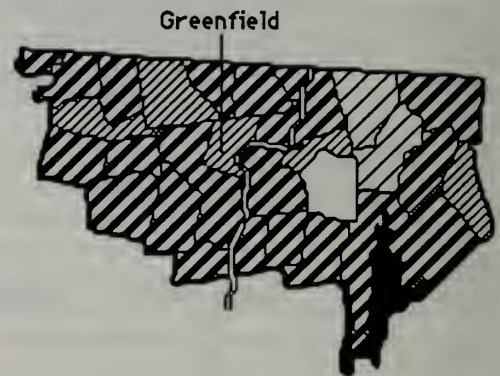
Central Massachusetts: Restriction of MHs on Lots





MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Auburn	N	Commercial	N	N	N	N	N
Barre	N						
Berlin	Replacement Only						
Blackstone	N						
Boylston	N						
Brookfield	Y	No Information	N	N	N	N	Y
Charlton	N						
Clinton	N						
Douglas	N						
Dudley	N						
E. Brookfield	N						
Grafton	N						
Hardwick	Special Permit	Residential	N	Y	N	N	Y
Holden	N						
Hopedale	N						
Leicester	N						
Mendon	N						
Millbury	N						
Milville	N						
New Braintree	Spec. Permit & Replace.						
North Bridge	N						
North Brookfield	N						
Northborough	N						
Oakham	Spec. Permit & R...	Residential	N	N	N	N	Y
Oxford	N						
Paxton	N						
Princeton	Special Permit	R-A-C-I	N	N	N	N	Y
Rutland	Y	R-A-C-I	N	Y	Y	Y	Y
Shrewsbury	Y	Residential	N	N	Y	N	Y
Southbridge	N						
Spencer	N						
Sturbridge	N						
Sutton	N						
Upton	N						
Uxbridge	N						
Warren	Special Permit	No Information	N	N	Y	N	Y
Webster	N						
West Boylston	N						
West Brookfield	N						
Westborough	N						
Worcester	N						

Franklin Region: Restriction of MHs in Parks

The Franklin region, basically rural-agricultural in nature, has not yet seen a phase of rapid growth. It is, however, experiencing growth pressure due to second home development and the northward expansion of the UMass/Amherst community.

Franklin is among the most permissive regions regarding the regulation of MHs. Nearly one fourth of the towns in this region allow new development of MHs in parks, although most of these towns require special permits.



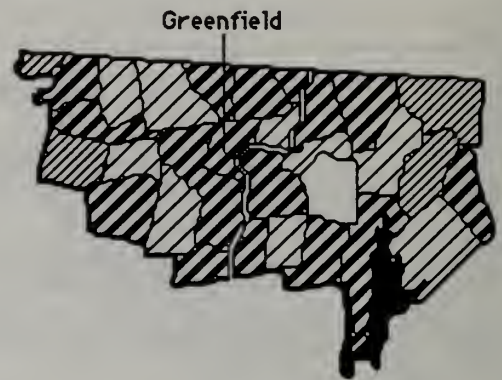
	New construction excluded	22
	New construction by permit only	5
	New construction by right	2
	No Information	1





Franklin Region: Restriction of MHs in Parks

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Ashfield	N						
Athol	N						
Barnardstou	Replacement Only	No Information					
Buckland	N						
Charlemont	Special Permit	No Information					
Colrain	Special Permit	Res. & Agric.	N	N	N	N	N
Conway	N						
Deerfield	N						
Erving	Special Permit	Residential	N	N	N	N	N
Gill	N						
Greenfield	Special Permit	Res. & Comm.	Y	Y	Y	N	Y
Hawley	N						
Heath	N						
Leveritt	N						
Leyden	N						
Monroe	N						
Montague	N						
New Salem	N						
Northfield	Replacement Only	No Information					
Orange	Y	Residential	N	N	N	N	N
Petersham	N						
Phillipston	Special Permit	R-A-C-I	N	Y	Y	N	Y
Rowe	N						
Royalston	N						
Shelburne	N						
Shutesbury	N						
Sunderland	N						
Warwick	Y	No Information	N	N	N	N	N
Wendell	No Information						
Whately	N						

Franklin Region: Restriction of MHs on Lots

Regarding the regulation of MHs on lots, the Franklin region is by far the most permissive. Nearly half of the region's towns allow new development of this type of MH. More than one quarter of the towns in the region allow such development as a matter of right.



	New construction excluded	16
	New construction by permit only	5
	New construction by right	8
	No Information	1

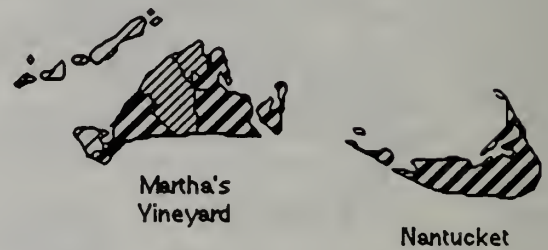
Franklin Region: Restriction of MHs on Lots





MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Ashfield	N						
Athol	Special Permit	R-A-C-I	N	N	Y	N	Y
Barnardston	N						
Buckland	Y	Res. & Agric.	N	N	N	N	N
Charlemont	Spec. Permit & Replace.						
Colrain	Y	Res. & Agric.	N	N	N	N	N
Conway	Y	No Information	N	N	N	N	Y
Deerfield	Spec. Permit & Replace.						
Erving	Y	Residential	N	N	N	N	N
Gill	Y	No Information	N	N	N	N	Y
Greenfield	N						
Hawley	Special Permit	Residential	N	N	Y	N	Y
Heath	Y	Res. & Agric.	N	Y	Y	N	Y
Leveritt	Y	Residential	N	N	N	N	N
Leyden	N						
Monroe	Special Permit	Residential					
Montague	N						
New Salem	N						
Northfield	N						
Orange	Y	Residential	N	N	N	N	Y
Petersham	Special Permit	Res. & Agric.	N	N	Y	N	N
Phillipston	N						
Rowe	N						
Royalston	Special Permit	R-A-C-I	N	N	N	N	N
Shelburne	N						
Shutesbury	N						
Sunderland	N						
Warwick	Replacement Only						
Wendell	No Information						
Whately	N						

Islands: Restriction of MHs in Parks

There has been intense growth pressure on Martha's Vineyard and Nantucket to develop seasonal vacation housing and retirement housing. Growth has been tightly regulated to protect the environmental qualities of the islands.

In spite of this highly restrictive ideology, half of the Island towns allow new construction of MHs in parks.







	New construction excluded	4
	New construction by permit only	2
	New construction by right	2
	No Information	0

		Islands: Restriction of MHs in Parks					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Chilmark	N						
Edgartown	N						
Gay Head	Y	No Information	N	N	N	N	Y
Gosnold	Y	No Information	N	N	N	N	N
Nantucket	N						
Oak Bluffs	N						
Tisbury	Special Permit	Residential	N	N	N	N	Y
West Tisbury	Special Permit	No Information	Y	Y	Y	N	Y

Islands: Restriction of Mobile Homes on Lots

As with MHs in parks, half of the Island towns allow new construction of MHs on lots. Only one of these towns, Edgartown, requires a special permit.



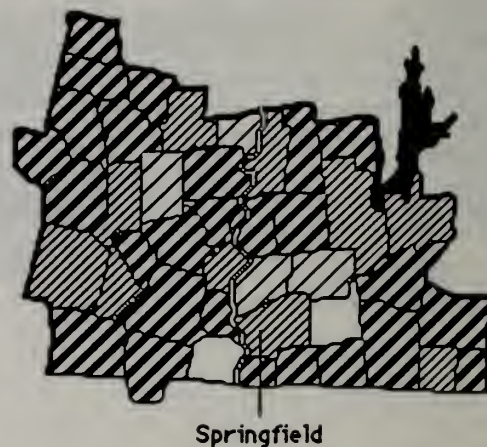
	New construction excluded	4
	New construction by permit only	1
	New construction by right	3
	No Information	0





Islands: Restriction of MHs on Lots

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Chilmark	N						
Edgartown	Special Permit	R-A-C	N	N	N	N	N
Gay Head	Y	No Information	N	N	N	N	Y
Gosnold	Y	No Information	N	N	N	N	N
Nantucket	N						
Oak Bluffs	N						
Tisbury	N						
West Tisbury	Y	Commercial	N	Y	N	N	Y

Lower Pioneer Valley: Restriction of MHs in Parks

The Lower Pioneer Valley is a very diverse region. MH zoning regulations are fairly permissive with the notable exception of the UMass/Amherst area. Nearly one third of the towns in the region allow new construction of MHs in parks; less than one third of these towns require a special permit.

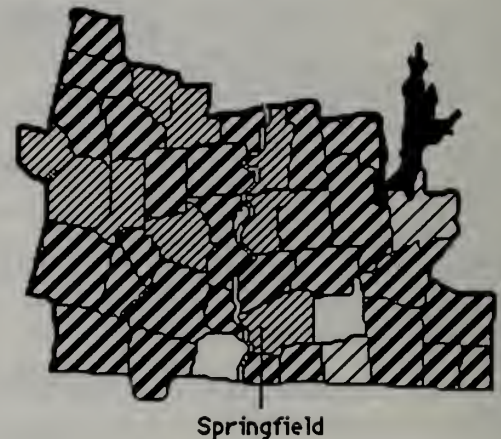






	New construction excluded	27
	New construction by permit only	4
	New construction by right	10
	No Information	2

Lower Pioneer Valley: Restriction of MHS in Parks							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Agawam	No Information						
Amherst	N						
Belchertown	Special Permit	Residential	Y	Y	Y	N	Y
Blandford	Special Permit	Comm. & Indust.	Y	Y	Y	N	Y
Brimfield	N						
Chester	Replacement Only	No Information					
Chesterfield	N						
Chicopee	Y	Residential	N	N	N	N	Y
Cummington	N						
E. Longmeadow	N						
East Hampton	Replacement	No Information					
Goshen	N						
Granby	N						
Granville	N						
Hadley	Special Permit	No Information	N	N	N	N	Y
Hampden	N						
Hatfield	Y	No Information	N	N	N	N	Y
Holland	N						
Holyoke	Special Permit	Res. & Agric.	N	N	N	N	Y
Huntington	Special Permit	R-A-I-C	N	N	N	N	N
Longmeadow	N						
Ludlow	Y	Industrial	N	N	N	N	N
Middlefield	N						
Monson	Replacement Only	No Information					
Monterey	N						
Montgomery	N						
Northampton	N						
Palmer	N			Y			Y
Pelham	N						
Plainfield	N						
Russell	Special Permit	Residential	N	N	N	N	N
South Hadley	N						
Southampton	N						
Southwick	N						
Springfield	Special Permit	Res. & Comm.	N	N	N	N	Y
Wales	Special Permit	No Information	N	N	Y	N	N
Ware	Special Permit	Residential	N	N	N	N	Y
West Springfield	Replacement Only						
Westfield	N						
Westhampton	Y	Agricultural	N	N	Y	Y	Y
Wilbraham	No Information						
Williamsburg	Special Permit	No Information					
Worthington	N						

Lower Pioneer Valley: Restriction of MHs on Lots

The Lower Pioneer Valley also has a comparatively high level of permissiveness regarding the new construction of MHs on lots. Over one fourth of the towns in the region allow new construction of MH singles; most of these towns allow new development as a matter of right.







	New construction excluded	30
	New construction by permit only	2
	New construction by right	9
	No Information	2

Lower Pioneer Valley: Restriction of MHs on Lots							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Agawam	No Information						
Amherst	N						
Belchertown	N						
Blandford	N	No Information	N	N	N	N	N
Brimfield	N						
Chester	Special Permit						
Chesterfield	N						
Chicopee	N						
Cummington	N						
E. Longmeadow	N						
East Hampton	Replacement		N	N	N	N	Y
Goshen	Special Permit	Residential	N	N	Y	N	N
Granby	N						
Granville	N						
Hadley	Special Permit	R-A-I	N	N	N	N	Y
Hampden	Y	Residential	N	N	N	N	N
Hatfield	Replacement Only						
Holland	Spec. Permit & R...	No Information					
Holyoke	N						
Huntington	Special Permit	No Information					
Longmeadow	N						
Ludlow	N						
Middlefield	Special Permit	No Information					
Monson	N						
Monterey	N						
Montgomery	N						
Northampton	N						
Palmer	Replacement Only						
Pelham	N						
Plainfield	N						
Russell	N						
South Hadley	Special Permit	No Information					
Southampton	Special Permit	Residential	N	N	N	N	N
Southwick	N						
Springfield	Special Permit	Res. & Comm.	N	N	N	N	Y
Wales	N						
Ware	Y	Residential	N	N	N	N	Y
West Springfield	N						
Westfield	N						
Westhampton	N						
Wilbraham	No Information						
Williamsburg	Special Permit	No Information	N	N	N	N	Y
Worthington	N						

Merrimack Region: Restriction of MHs in Parks

Only two towns in this region, Merrimack and West Newbury, allow the new construction of MHs in parks. Both of these towns require special permits.



	New construction excluded	11
	New construction by permit only	2
	New construction by right	0
	No Information	<u>2</u>





Merrimack Region: Restriction of MHs in Parks

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Amesbury	N						
Andover	No Information						
Boxford	N						
Georgetown	N						
Groveland	N						
Haverhill	N						
Lawrence	N						
Merrimack	Special Permit	R-A-C-I	N	N	N	N	N
Methuen	N						
Newbury	N						
Newburyport	Replacement Only	No Information	N	Y	Y	N	Y
North Andover	N						
Rowley	No Information						
Salisbury	N						
West Newbury	Special Permit	No Information	N	N	Y	N	N

Merrimack Region: Restriction of MHs on Lots

In this region, only Salisbury and West Newbury allow new construction of MHs on lots. Salisbury allows new MH singles as a matter of right.

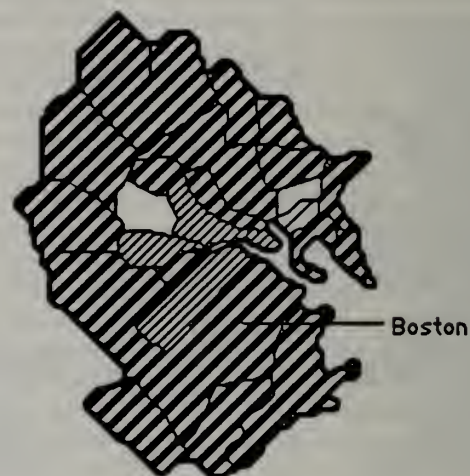






	New construction excluded	11
	New construction by permit only	1
	New construction by right	1
	No Information	2

Merrimack Region: Restriction of MHs on Lots							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Amesbury	N						
Andover	No Information						
Boxford	N						
Georgetown	N						
Groveland	N						
Haverhill	N						
Lawrence	N						
Merrimack	N						
Methuen	N						
Newbury	N						
Newburyport	Replacement Only						
North Andover	Replacement Only	No Information	N	N	N	N	Y
Rowley	No Information						
Salisbury	Y	R-A-C	N	N	N	N	N
West Newbury	Special Permit	Residential	N	N	N	N	Y

Metropolitan Boston--Inner Core: Restriction of MHs in Parks

Although the city of Boston prohibits new construction of MHs in parks, three of the smaller cities in the region, Cambridge, Chelsea, and Brookline, allow this type of development.

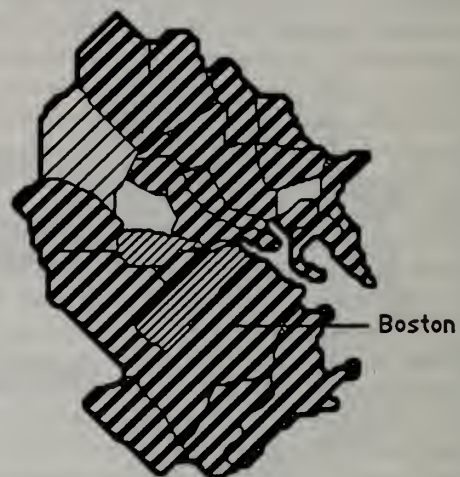






	New construction excluded	18
	New construction by permit only	3
	New construction by right	1
	No Information	2

Metropolitan Boston—Inner Core: Restriction of MHs in Parks							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Arlington	N						
Belmont	No Information						
Boston	N						
Brookline	Special Permit	Residential	N	N	N	N	Y
Burlington	N						
Cambridge	Special Permit	Commercial	N	N	N	N	N
Chelsea	Y	Residential	N	N	N	N	Y
Dedham	N						
Everett	No Information						
Lexington	N						
Malden	N	Residential	N	N	N	N	N
Medford	N						
Melrose	N						
Milton	N						
Newton	N						
Quincy	N						
Revere	N						
Somerville	N						
Stoneham	N						
Waltham	N						
Watertown	Special Permit	No Information	N	N	Y	N	Y
Winchester	N						
Winthrop	N						
Woburn	N						

Metropolitan Boston--Inner Core: Restriction of MHs on Lots

In this region, only Brookline, Watertown, and Lexington allow the new development of MHs on lots. Lexington allows new construction of MH singles as a matter of right.



	New construction excluded	19
	New construction by permit only	2
	New construction by right	1
	No Information	2





Metropolitan Boston—Inner Core: Restriction of MHs on Lots

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Arlington	N						
Belmont	No Information						
Boston	N						
Brookline	Special Permit	Residential	N	N	N	N	Y
Burlington	N						
Cambridge	N						
Chelsea	N						
Dedham	N						
Everett	No Information						
Lexington	Y	R-C-I	N	Y	N	N	N
Malden	N						
Medford	N						
Melrose	N						
Milton	N						
Newton	N						
Quincy	N						
Revere	N						
Somerville	N						
Stoneham	N						
Waltham	N						
Watertown	Special Permit						
Winchester	N						
Winthrop	N						
Woburn	N						

Metropolitan Boston--Outer Suburbs: Restriction of MHs in Parks

In general, the Outer Suburbs of Boston excluded new construction of MHs in parks. Fewer than one tenth of the towns in the region allow such development.







	New construction excluded	64
	New construction by permit only	5
	New construction by right	2
	No Information	5

Metropolitan Boston—Outer Suburbs: Restriction of MHs in Parks							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Acton	N						
Ashland	Special Permit	Residential	Y	Y	N	N	Y
Bedford	N						
Bellingham	N						
Beverly	No Information						
Bolton	N						
Boxborough	N						
Braintree	N						
Canton	N						
Carle	N						
Cohasset	N						
Concord	N						
Danvers	No Information						
Dover	N						
Duxbury	N						
Essex	N						
Foxborough	N						
Framingham	Special Permit	No Information					
Franklin	N						
Gloucester	Special Permit	Residential	N	N	Y	N	Y
Hamilton	No Information						
Hanover	N						
Hingham	N						
Holbrook	N						
Holliston	N						
Hopkinton	Replacement Only	No Information					
Hudson	Y	Residential	N	N	N	N	N
Hull	N						
Ipswich	N						
Lincoln	N						
Littleton	N						
Lynn	N						
Lynnfield	No Information						
Manchester	N						
Marblehead	N						
Marlborough	N						
Marshfield	N						
Maynard	N						
Medfield	N						
Medway	N						
Middleton	N						
Millis	N						
Nahant	N					Y	
Natick	N						
Needham	N						
Norfolk	N						
North Reading	N						
Norwell	Y	No Information	N	N	N	N	N
Norwood	N						
Peabody	Special Permit	Commercial	N	N	N	N	N
Pembroke	N						
Randolph	N						
Reading	N						
Rockland	Special Permit	Residential	N	N	Y	N	N
Rockport	N						
Salem	N						
Saugus	N						
Scituate	N						
Sharon	N						
Sherborn	N						
Southborough	N						
Stow	N						
Sudbury	N						
Swampscott	N						
Topsfield	N						
Wakefield	N						
Walpole	N						
Wayland	N						
Wellesley	Replacement Only	Residential					
Wenham	N						
Weston	No Information						
Westwood	N						
Weymouth	N						
Wilmington	N						
Wrentham	N						

Metropolitan Boston--Outer Suburbs: Restriction of MHs on Lots

Even fewer of Boston's Outer Suburbs allow new construction of MHs on lots. Only four of the seventy-six in the region allow this type of MH.

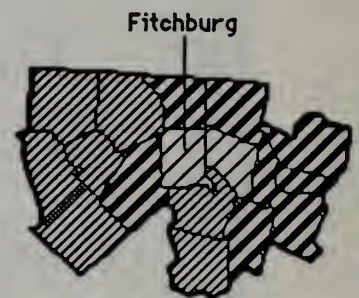


	New construction excluded	67
	New construction by permit only	3
	New construction by right	1
	No Information	5





Metropolitan Boston—Outer Suburbs: Restriction of MHE on Lots							
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Acton	N						
Ashland	N						
Bedford	N						
Bellingham	N						
Beverly	No Information						
Bolton	Replacement Only	Residential	N	N	N	N	N
Boxborough	N						
Braintree	N						
Canton	N						
Carleton	N						
Cohasset	N						
Concord	N						
Danvers	No Information						
Dover	N						
Duxbury	N						
Essex	N						
Foxborough	Special Permit	Residential	N	N	N	N	N
Frammingham	Special Permit	R-C-I	N	N	N	N	N
Franklin	N						
Gloucester	Replacement Only						
Hamilton	No Information						
Hanover	N						
Hingham	N						
Holbrook	N						
Holliston	N						
Hopkinton	Replacement Only						
Hudson	Y	Residential	N	N	N	N	N
Hull	N						
Ipswich	N						
Lincoln	N						
Littleton	N						
Lynn	N						
Lynnfield	No Information						
Manchester	N						
Marblehead	N						
Marlborough	N						
Marshfield	N						
Maynard	N						
Medfield	N						
Medway	N						
Middleton	N						
Milford	N						
Mills	Special Permit	Residential	N	N	N	N	N
Nahant	N						
Natick	N						
Needham	Replacement Only	Residential					
Norfolk	N						
North Reading	N						
Norwell	N						
Norwood	N						
Peabody	N						
Pembroke	N						
Randolph	N						
Reading	N						
Rockland	Replacement Only	Res. & Agric.					
Rockport	N						
Salem	N						
Saugus	N						
Scituate	N						
Sharon	N						
Sherborn	N						
Southborough	N						
Stow	N						
Sudbury	N						
Swampscott	N						
Topsfield	N						
Wakefield	N						
Walpole	N						
Wayland	N						
Wellesley	Replacement Only	Residential					
Wenham	N						
Weston	No Information						
Westwood	N						
Weymouth	N						
Wilmington	N						
Wrentham	N						

Montachusett Region: Restriction of MHs in Parks

The Montachusett region is a mixture of urban core, suburbs, and rural fringe. Towns on the western half of the region are more permissive, regarding MHs in parks, than eastern towns, which are feeling suburban growth pressures from Boston and Worcester.



The region's three urban centers, Fitchburg, Leominster, and Gardner, all allow new construction of MHs in parks; Fitchburg allows new construction as a matter of right.

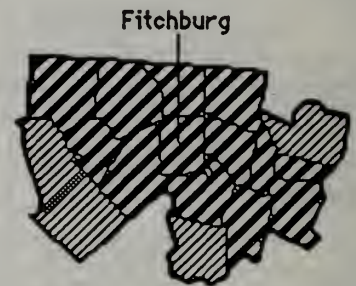
	New construction excluded	8
	New construction by permit only	7
	New construction by right	2
	No Information	0





Montachusett Region: Restriction of MHs in Parks

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Ashburnham	Special Permit	Residential	N	Y	Y	N	Y
Ashby	N						
Ayer	N						Y
Fitchburg	Y	R-A-C-I	N	N	N	N	N
Gardner	Special Permit	Residential	N	Y	N	N	Y
Groton	N						
Harvard	N						
Hubbardston	Special Permit	No Information					
Lancaster	N						
Leominster	Special Permit	Commercial					
Lunenburg	Y	Commercial	N	Y	N	N	N
Shirley	N						
Sterling	Special Permit	No Information					
Templeton	Special Permit	No Information					
Townsend	N						
Westminster	N						
Winchendon	Special Permit	No Information	N	N	N	N	Y

Montachusett Region: Restriction of MHs on Lots

Only four of the towns in the Montachusett region allow the new construction of MHs on lots. All three of the urban centers, as well as the majority of the surrounding towns, exclude MH singles in what seems to be a strategy to prevent rapid suburban growth.



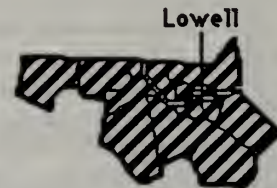
	New construction excluded	13
	New construction by permit only	4
	New construction by right	0
	No Information	0





Montachusett Region: Restriction of MHs on Lots

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Ashburnham	N						
Ashby	N						
Ayer	N						
Fitchburg	N						
Gardner	N						
Groton	Special Permit	Res. & Agric.	N	N	N	N	N
Harvard	N						
Hubbardston	Special Permit	No Information	N	N	N	N	N
Lancaster	N						
Leominster	N						
Lunenburg	Replacement Only						
Shirley	N						
Sterling	Special Permit						
Templeton	Special Permit	Residential	Y	N	N	N	N
Townsend	N						
Westminster	N						
Winchendon	N	No Information					

Northern Middlesex: Restriction of MHs in Parks

All nine of the Northern Middlesex towns exclude new construction of MHs in parks.







	New construction excluded	9
	New construction by permit only	0
	New construction by right	0
	No Information	0

		Northern Middlesex: Restriction of MHs in Parks					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Billerica	N						
Chelmsford	N						
Dracut	N						
Dunstable	N						
Lowell	N						
Pepperell	Replacement Only	Residential	N	N	N	N	N
Tewksbury	N						
Tyngsboro	N						
Westford	N						

Northern Middlesex: Restriction of MHs on Lots

All nine of the Northern Middlesex towns exclude new construction of MHs on lots.

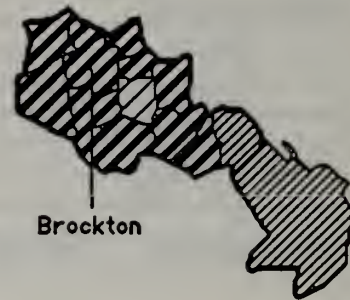






	New construction excluded	9
	New construction by permit only	0
	New construction by right	0
	No Information	0

		Northern Middlesex: Restriction of MHs on Lots					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Billerica	Replacement Only						
Chelmsford	N						
Dracut	N						
Dunstable	N						
Lowell	N						
Pepperell	Replacement Only		N	N	N	N	N
Tewksbury	N						
Tyngsboro	N						
Westford	Replacement Only	Residential	N	N	N	N	Y

Old Colony: Restriction of MHs in Parks

The Old Colony region contains two pockets of rapid growth--Greater Brockton, and the Plymouth area. Growth in Brockton has occurred away from the downtown center in response to new highway construction. Priorities for Brockton focus on downtown revitalization, and so MH parks are prohibited, for the most part, in and around Brockton. Plymouth and the adjoining town, Kingston, both allow new construction of MHs in parks with special permits

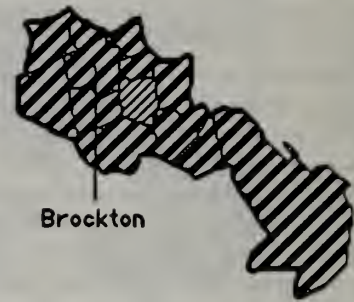






	New construction excluded	11
	New construction by permit only	2
	New construction by right	1
	No Information	0

		Old Colony: Restriction of MHs in Parks					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Abington	N						
Avon	Replacement Only	No Information					
Bridgewater	N						
Brockton	N						
E. Bridgewater	Y	No Information	N	N	N	N	N
Easton	N						
Halifax	N						
Hanson	N						
Kingston	Special Permit	Residential	N	N	N	N	N
Plymouth	Special Permit	Residential	N	N	N	N	Y
Plympton	N						
Stoughton	N						
West Bridgewater	N						
Whitman	N						

Old Colony: Restriction of MHs on Lots

As a region, Old Colony is almost entirely exclusive of MHs on lots. One town, East Bridgewater, allows new development of MH singles with a special permit.

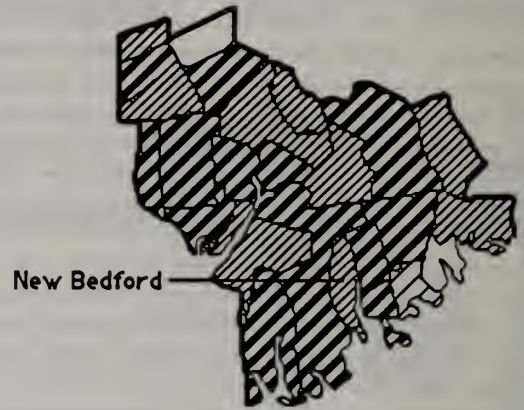






	New construction excluded	13
	New construction by permit only	1
	New construction by right	0
	No Information	0

		Old Colony: Restriction of MHs on Lots					
MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Abington	N						
Avon	Replacement Only						
Bridgewater	N						
Brockton	N						
E. Bridgewater	Special Permit	No Information	N	N	N	N	N
Easton	N						
Halifax	N						
Hanson	N						
Kingston	N						
Plymouth	N						
Plympton	N						
Stoughton	N						
West Bridgewater	N						
Whitman	N						

Southeastern Massachusetts: Restriction of MHs in Parks

Southeastern Massachusetts has multiple centers led by New Bedford and Fall River. Suburban growth pressure from Boston and Providence is strong in the Attleboro area. MH restrictions are mixed, with nearly half the region's towns allowing new construction of MHs in parks.



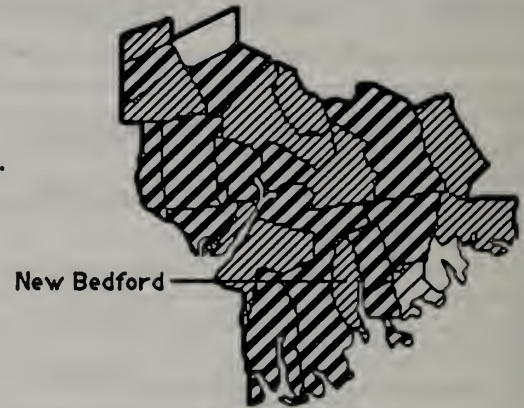
	New construction excluded	14
	New construction by permit only	10
	New construction by right	1
	No Information	2





Southeastern Massachusetts: Restriction of MHs in Parks

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Acushnet	N						
Attleboro	Special Permit	Residential	N	N	N	N	Y
Berkley	N						
Carver	Special Permit	Res. & Agric.	Y	Y	Y	N	Y
Dartmouth	N						
Dighton	N						
Fairhaven	N						
Fall River	Special Permit	Residential	N	N	N	N	Y
Freetown	N						
Lakeville	Special Permit	Residential	N	N	N	N	N
Mansfield	No Information						
Marion	No Information						
Mattapoisett	Y	No Information	N	N	N	N	Y
Middleborough	N						
New Bedford	Special Permit	Commercial	N	N	N	N	N
North Attleboro	N						
Norton	N						
Plainville	Special Permit	Commercial	N	N	N	N	N
Raynham	Special Permit	Residential	N	N	N	N	Y
Rehoboth	N						
Rochester	N						
Seekonk	N						
Somerset	Special Permit	No Information	N	N	N	N	Y
Swansea	N						
Taunton	Special Permit	Residential	Y	Y	Y	N	Y
Wareham	Special Permit	Res. & Comm.	N	N	N	N	Y
Westport	N						

Southeastern Massachusetts: Restriction of MHs on Lots

As with the restriction of MHs in parks, restriction of MHs on lots varies across Southeastern Massachusetts. More than one third of the towns in this region allow new construction of MH singles.



	New construction excluded	15
	New construction by permit only	8
	New construction by right	2
	No Information	2

Southeastern Massachusetts: Restriction of MHs on Lots

MUNICIPALITY	ALLOWED	ZONING DISTRICT	APPEARANCE	DIMENSIONS	SITING	TYPE	LOT SIZE
Acushnet	Y	No Information	N	Y	N	N	N
Attleboro	N						
Berkley	Replacement Only						
Carver	Replacement Only						
Dartmouth	N						
Dighton	N						
Fairhaven	Special Permit	Residential	N	N	N	N	Y
Fall River	Special Permit	Residential	N	N	N	N	Y
Freetown	N						
Lakeville	N						
Mansfield	No Information						
Marion	No Information						
Mattapoisett	N						
Middleborough	Special Permit	No Information	N	N	N	N	N
New Bedford	Special Permit	Commercial	N	N	N	N	N
North Attleboro	N						
Norton	Special Permit	Res. & Agric.	N	Y	Y	N	Y
Plainville	Special Permit	Commercial	N	N	N	N	N
Raynham	Replacement Only						
Rehoboth	N						
Rochester	Special Permit	Res. & Agric.	N	N	N	N	N
Seekonk	N						
Somerset	N						
Swansea	N						
Taunton	N						
Wareham	Special Permit	Res. & Comm.	N	N	N	N	Y
Westport	Y	Res. & Agric.	N	N	Y	N	Y

